

RESOLUTION NO. 132-25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A REQUEST TO UTILIZE THE ART DECO ARCHITECTURAL STYLE FOR THE PROPERTY LOCATED AT 398 NE 6TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Delray 6th Avenue Realty, LLC (“Owner”), is the owner of a parcel of land measuring approximately 0.3 acres located at 398 NE 6th Avenue (“Property”), as more particularly described in Exhibit “A” attached hereto and incorporated herein; and

WHEREAS, the Property is zoned Central Business District (“CBD”); and

WHEREAS, the adopted “Delray Beach Central Business District Architectural Design Guidelines,” as amended, identifies architectural styles as appropriate for downtown Delray Beach, based on historical precedent, climate, and building scale; and

WHEREAS, Owner designated Bradley Miller of Urban Design Studio to act as its agents regarding the Property; and

WHEREAS, the City of Delray Beach, Florida (“City”) received a Level 3 Site Plan Application (File No. 2025-082) from the Owner, seeking to construct a mixed-use development using the Art Deco architectural style (“Project”); and

WHEREAS, pursuant to Section 4.4.13(F)(3)(e), the use of Art Deco requires City Commission approval, via recommendation by Site Plan Review and Appearance Board or Historic Preservation Board, as applicable; and

WHEREAS, the Planning and Zoning Board is the reviewing body for Level 3 Site Plan Applications; and

WHEREAS, on June 16, 2025, the Planning and Zoning Board for the City voted 6 to 0 to recommend approval to the City Commission; and

WHEREAS, on July 8, 2025, the City Commission considered the request to use Art Deco architectural style as well as the respective findings as set forth in the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The foregoing recitals are hereby affirmed and ratified.

Section 2. The City Commission approves the use of the Art Deco architectural style for the proposed building located at 398 NE 6th Avenue finding it is appropriate for the location and follows the “Delray Beach Central Business District Architectural Design Guidelines”.

Section 3. The City Commission approves the use of the Art Deco architectural style for the Project.

Section 4. The City Clerk, or designee, is directed to send a certified copy of this Resolution to Bradley Miller, Urban Design Studio, 610 Clematis Street, Suite CU-02, West Palm Beach, Florida 33401.

Section 5. All resolutions or parts of resolutions in conflict herewith shall be and hereby are repealed.

Section 6. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED in regular session on the ____ day of _____, 2025.

ATTEST:

Alexis Givings, City Clerk

Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:

Lynn Gelin, City Attorney

Exhibit “A”

LOT 1 AND 2, BLOCK 105, “HIGHLAND PARK SUBDIVISION”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 79. LESS THE SOUTH 7.3 FEET THEREOF AND LESS THE PORTION CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 486, PAGE 269.